

**File:** A041/21

**Applicant:** Tania & Sandro De Sanctis

**Address:** 54 Moccasin Tr Woodbridge

**Agent:** None

Please note that comments and written public submissions received after the preparation of this Staff Report (up until noon on the last business day prior to the day of the scheduled hearing date) will be provided as an addendum.

Commenting Department	<input checked="" type="checkbox"/> Positive Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/> Negative Comment	
Committee of Adjustment	<input checked="" type="checkbox"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection		
Development Planning	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
By-law & Compliance	<input checked="" type="checkbox"/>	
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
TRCA		
Ministry of Transportation	<input checked="" type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)	<input checked="" type="checkbox"/>	

Adjournment History: N/A

Background History: N/A

Staff Report Prepared By: Pravina Attwala  
 Hearing Date: Thursday, April 29, 2021

**\*Please note that additional comments may be received after the publication of the Staff Report. These comments will be processed as an addendum (see website for details).**



## Minor Variance Application

Agenda Item: 17

A041/21

Ward: 2

Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer

**Date & Time of Live Stream Hearing:** Thursday, April 29, 2021 at 6:00 p.m.

As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

A live stream of the meeting is available at [Vaughan.ca/LiveCouncil](http://Vaughan.ca/LiveCouncil)

Please submit written comments by mail or email to:

City of Vaughan  
Office of the City Clerk – Committee of Adjustment  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[cofa@vaughan.ca](mailto:cofa@vaughan.ca)

To make an electronic deputation at the meeting please contact the Committee of Adjustment at [cofa@vaughan.ca](mailto:cofa@vaughan.ca) or 905-832-8504. Ext. 8332

Written comments or requests to make a deputation must be received by noon on the last business day before the meeting.

**Applicant:** Tania & Sandro De Sanctis

**Agent:** None

**Property:** 54 Moccasin Tr Woodbridge

**Zoning:** The subject lands are zoned R3, Residential Zone and subject to the provisions of Exception 9(351)(373) under By-law 1-88 as amended.

**OP Designation:** Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"

**Related Files:** None

**Purpose:** Relief from by-law 1-88, as amended, is being requested to permit the construction of a proposed addition at the front of the existing dwelling.

\*The proposed addition is 2 1/2 stories.

The following variances are being requested from By-Law 1-88, as amended, to accommodate the above proposal:

By-law Requirement	Proposal
1. The minimum side yard is 1.2m for the first storey, plus 0.3m for each additional storey or part thereof . [9(351), Schedule E-363 and 9(373), Schedule E-388]	1. The proposed side yard is 1.23 metres for the second storey, where 1.5 metres is required.
2. The minimum front yard is 7.5 metres. [9(351), Schedule E-363 and 9(373), Schedule E-388]	2. The proposed front yard is 5.02 metres.
3. The maximum lot coverage is 40%. [9(351), Schedule E-363 and 9(373), Schedule E-388]	3. The proposed lot coverage is 41.84%. (29.84% dwelling; 11.99% porches & accessory buildings)

**Background (previous applications approved by the Committee on the subject land): N/A**

For information on the previous approvals listed above please visit [www.vaughan.ca](http://www.vaughan.ca). To search for a file number, enter it using quotes around it. For example, "A001/17".

To search property address, enter street number and street name using quotes. For example, "2141 Major Mackenzie". Do not include street type (i.e. drive).

**Adjournment History: N/A**

## Staff & Agency Comments

Please note that staff/agency comments received after the preparation of this Report will be provided as an addendum item to the Committee. Addendum items will shall only be received by the Secretary Treasurer until **noon** on the last business day **prior** to the day of the scheduled Meeting.

### Committee of Adjustment:

Public notice was mailed on April 14, 2021

Applicant confirmed posting of signage on April 13, 2021

Property Information	
Existing Structures	Year Constructed
Dwelling	1986 (Purchased 2004)

Applicant has advised that they cannot comply with By-law for the following reason(s): Lot is undersized.

**Adjournment Request:** The applicant was provided an opportunity to adjourn the application prior to the issuance of public notice to permit time to address Urban Design comments. Comments have been addressed.

### Building Standards (Zoning Review):

Stop Work Order(s) and Order(s) to Comply: There are no outstanding Orders on file.

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m<sup>2</sup>.

Please note that a Central Air Conditioner and/or Heat Pump Units (which includes pool equipment) shall be permitted in the interior side yard with a minimum setback of 0.6 metres.

The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.

### Building Inspections (Septic):

No response

### Development Planning:

Official Plan: Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"

The Owner is requesting permission to construct a 2.5-storey addition to an existing dwelling. The proposed front yard setback to the dwelling is considered to be minor in nature as the 5.02 m proposed front yard setback is measured to the covered porch, and 5.87 m to the main wall increasing to 8.53 m, which is above the required 7.5 m. The Development Planning Department has no other concerns with the remaining variances.

In support of the application, the Owner submitted an Arborist Report prepared by Tree Doctors Inc., dated March 15, 2021, which identified one tree to be injured for the duration of the proposed works. Urban Design staff have reviewed the report and concur with the recommendations.

The Development Planning Department is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

The Development Planning Department recommends approval of the application.

### Development Engineering:

The Development Engineering (DE) Department does not object to variance application A041/21. subject to the following condition(s):

The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at [DEPermits@vaughan.ca](mailto:DEPermits@vaughan.ca) or visit [https://www.vaughan.ca/services/residential/dev\\_eng/permits/Pages/default.aspx](https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx) to learn how to apply for lot grading and/or servicing approval.

### Parks Development - Forestry:

Prior to permit issuance, Forestry staff shall inspect and approve the tree protection (Hoarding). Tree protection shall be installed to the satisfaction of the Forestry division. (if applicable).

Tree protection & preservation methods must be followed according to City of Vaughan By-law 052-2018.

Arborist recommendations are to be followed as outlined in the Arborist Report.

City owned BLVD tree will require tree protection hoarding (MLA-107B) to be installed prior to construction and shall remain in good condition until the end of construction. Hoarding shall be installed to the satisfaction of the Forestry Division.

Recommended condition of approval:

Applicant/owner shall obtain a “Private Property Tree Removal & Protection” permit through the forestry division prior to building permit approval.

**Parks Development - Parks:**

No comments or concerns.

**By-Law and Compliance, Licensing and Permit Services:**

No comments or concerns.

**Financial Planning and Development Finance:**

No comment no concerns

**Fire Department:**

No comments received to date.

**Schedule A – Plans & Sketches**

**Schedule B – Public Correspondence**

A041/21 – Public Correspondence (Petition in Support – 11, 16, 22, 24,17, 27, 33, 31, 43, 72,59, 68, 60, 49, 55 & 6 Moccasin Trail)

**Schedule C - Agency Comments**

Alectra (Formerly PowerStream) – No concerns or objections

Region of York – No concerns or objections

MTO – Located outside of MTO permit control area

**Schedule D - Previous Approvals (Notice of Decision)**

None

**Staff Recommendations:**

Staff and outside agencies (i.e. TRCA) act as advisory bodies to the Committee of Adjustment. Comments received are provided in the form of recommendations to assist the Committee.

The Planning Act sets the criteria for authorizing minor variances to the City of Vaughan’s Zoning By-law. Accordingly, review of the application considers the following:

- ✓ That the general intent and purpose of the by-law will be maintained.
- ✓ That the general intent and purpose of the official plan will be maintained.
- ✓ That the requested variance(s) is/are acceptable for the appropriate development of the subject lands.
- ✓ That the requested variance(s) is/are minor in nature.

Should the Committee **adjourn** this application the following condition(s) is required: N/A

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application as required by Ontario Regulation 200/96, the following conditions have been recommended:

	Department/Agency	Condition
1	Development Engineering Farzana Khan  905-832-8585 x 3608 <a href="mailto:Farzana.Khan@Vaughan.ca">Farzana.Khan@Vaughan.ca</a>	The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit <a href="https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx">https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx</a> to learn how to apply for lot grading and/or servicing approval.
2	Parks, Forestry and Horticulture Operations Patrick Courchesne  905-832-8585 x 3617 <a href="mailto:Patrick.Courchesne@vaughan.ca">Patrick.Courchesne@vaughan.ca</a>	Applicant/owner shall obtain a “Private Property Tree Removal & Protection” permit through the forestry division prior to building permit approval.

## Conditions

It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency. This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.

### Please Note:

Relief granted from the City's Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City's Zoning By-law or additional variances may be required.

Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

### Notice to the Applicant – Development Charges

That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.

That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.

## Notice to Public

**PLEASE NOTE:** As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

**PUBLIC CONSULTATION DURING OFFICE CLOSURE:** Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Written submissions on an Application shall only be received until **noon** on the last business day **prior** to the day of the scheduled hearing. Written submissions can be mailed and/or emailed to:

City of Vaughan  
Office of the City Clerk – Committee of Adjustment  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[cofa@vaughan.ca](mailto:cofa@vaughan.ca)

**ELECTRONIC PARTICIPATION:** During the COVID-19 emergency, residents can view a live stream of the meeting [Vaughan.ca/LiveCouncil](http://Vaughan.ca/LiveCouncil). To make an electronic deputation, residents must complete and submit a [Public Deputation Form](#) no later than **noon** on the last business prior to the scheduled hearing. To obtain a Public Deputation Form please contact our office or visit [www.vaughan.ca](http://www.vaughan.ca)

Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings may be audio/video recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

**PUBLIC RECORD:** Personal information is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

**NOTICE OF DECISION:** If you wish to be notified of the decision in respect to this application or a related Local Planning Appeal Tribunal (LPAT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will **not** receive notice.

**For further information please contact the City of Vaughan, Committee of Adjustment**

T 905 832 8585 Extension 8002  
E [CofA@vaughan.ca](mailto:CofA@vaughan.ca)

## **Schedule A: Plans & Sketches**

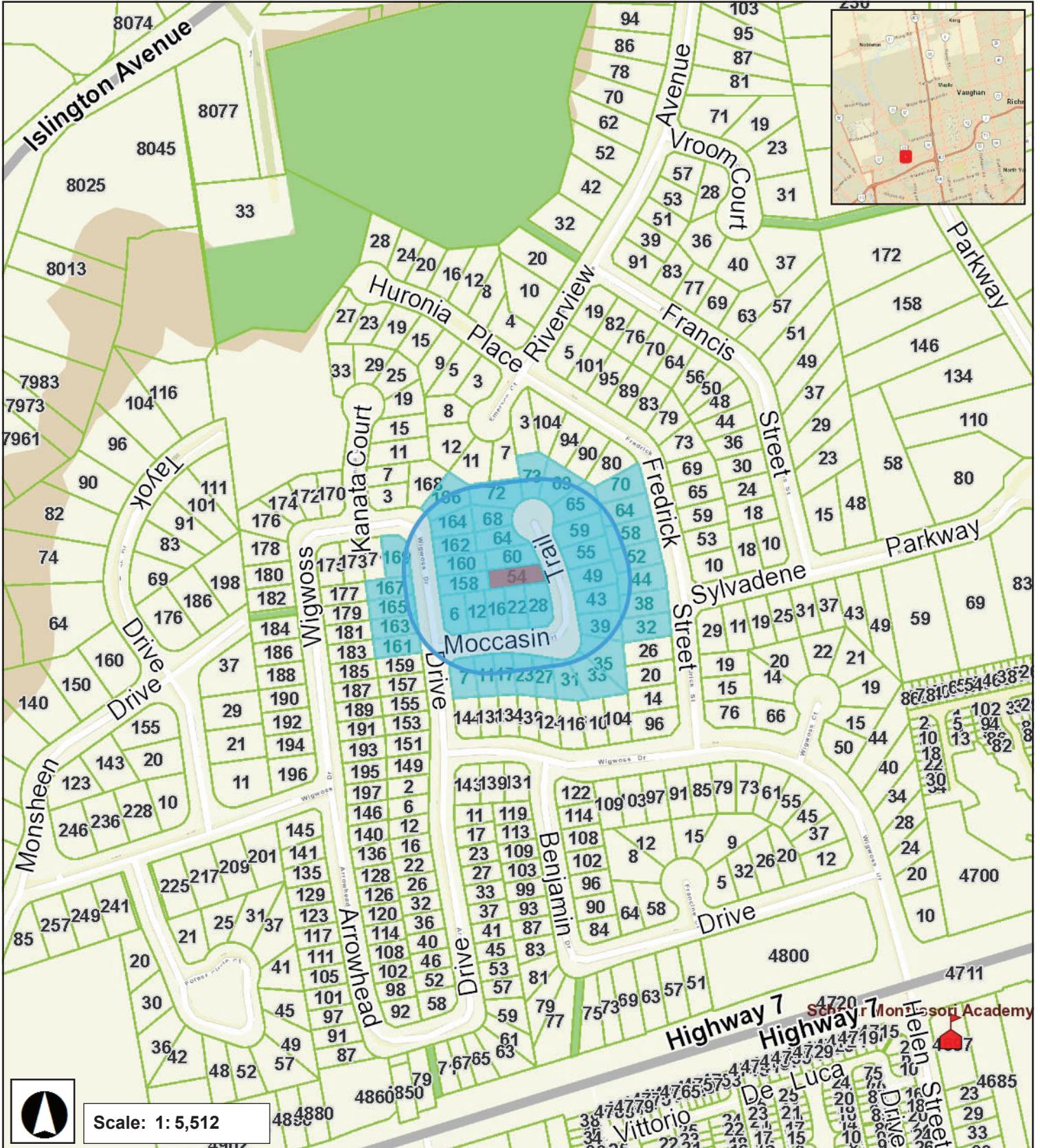
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum.

**Location Map  
Plans & Sketches**

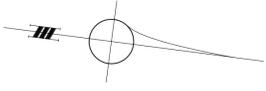
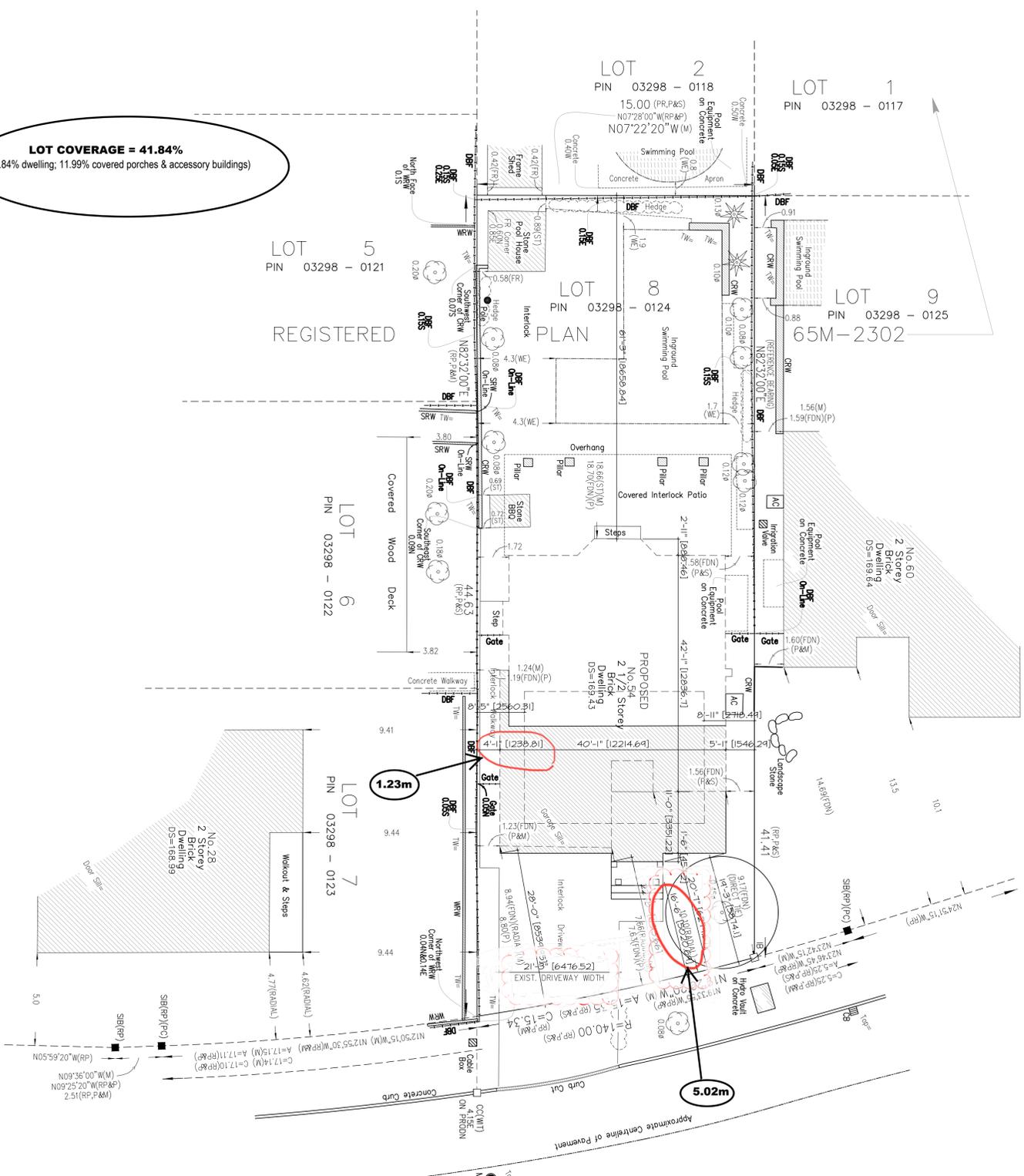


# LOCATION MAP - A041/21

54 MOCCASIN TRAIL, WOODBRIDGE



**LOT COVERAGE = 41.84%**  
(29.84% dwelling; 11.99% covered porches & accessory buildings)



PLAN OF SURVEY OF  
LOT 8  
REGISTERED PLAN 65M-2302  
CITY OF VAUGHAN  
REGIONAL MUNICIPALITY OF YORK  
SCALE 1:1200  
20 Metres

**SITE STATISTICS**

ZONING	LOT AREA	EXISTING	PROPOSED
	= 6467.26 SQ.FT. (647.274 SQ.M.)		
TOTAL G.F.A.			
FIRST FLOOR	= 1414 SQ.FT.		1677 SQ.FT.
SECOND FLOOR	= 1166 SQ.FT.		2046 SQ.FT.
THIRD FLOOR	= 0 SQ.FT.		695 SQ.FT.
TOTAL	= 2580 SQ.FT.		4418 SQ.FT.
EXISTING			
COVERAGE OF HOUSE	= 1804.57 SQ.FT.		25.97%
COVERAGE OF HOUSE + COVERED PORCH AREA			
AND ACCESSORY BUILDING	= 2644.56 SQ.FT.		38.0209%
PROPOSED			
COVERAGE OF HOUSE	= 2074.52 SQ.FT.		29.84%
COVERAGE OF HOUSE + COVERED PORCH AREA			
AND ACCESSORY BUILDING	= 2915 SQ.FT.		41.83%

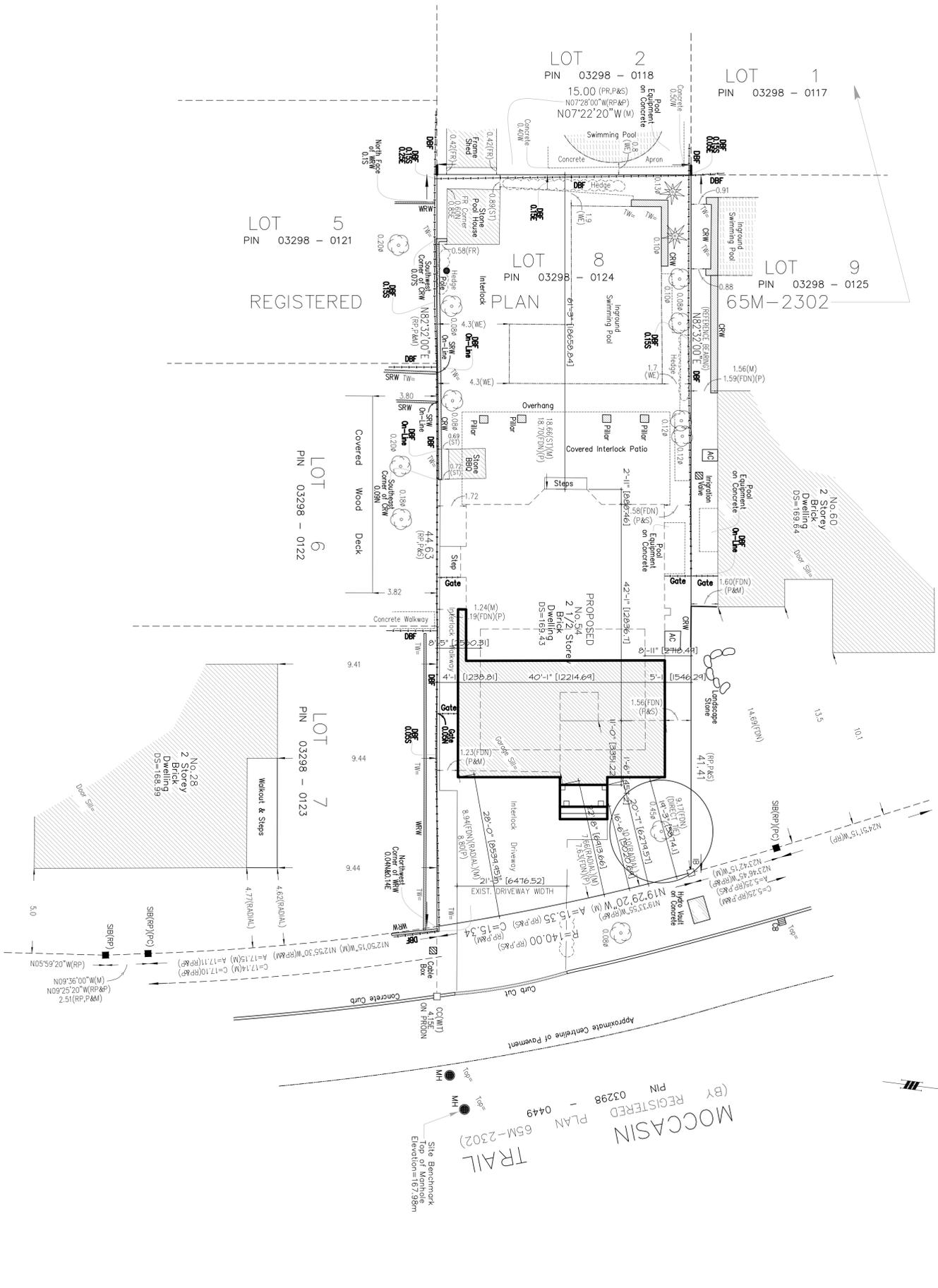
**SITE PLAN**

THIS SITE PLAN IS BASED ON PLAN OF SURVEY OF PLAN OF LOT 8, REGISTERED PLAN 65M-2302 CITY OF VAUGHAN REGIONAL MUNICIPALITY OF YORK SCALE : 1" = 20'-0"

PREPARED BY: Pearson & Pearson  
O.L.S.  
DATED: JAN, 2021

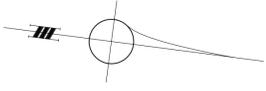
CONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY OCCURRENCES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.  
ALL DIMENSIONS, SPECIFICATIONS AND RELATED DOCUMENTS ARE INSTRUMENTS OF SERVICE. THEREFORE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE DIMENSIONS WHICH MUST BE RETURNED AT THE COMPLETION OF THE PROJECT.  
REPRODUCTION OF DRAWING AND DOCUMENTS IN PART OR IN WHOLE IS PROHIBITED WITHOUT THE DESIGNER'S WRITTEN PERMISSION.  
DRAWINGS MUST NOT BE SCALED.

PROJECT: PROPOSED PRIVATE TWO & 1/2 STOREY BRICK ADDITION TO EXISTING TWO STOREY BRICK DWELLING FOR MR. & MRS. SANDRO DE SAUCTIS AT: 54 MOCCASIN TRAIL	DATE: _____	PROJECT NO. _____
DRAWING TITLE: SITE PLAN	DRAWN BY: _____	PRICE NO. _____
CHECKED BY: _____		



PLAN OF SURVEY OF  
LOT 8  
REGISTERED PLAN 65M-2302  
CITY OF VAUGHAN  
REGIONAL MUNICIPALITY OF YORK  
SCALE 1:1200

20 Metres



SITE STATISTICS

ZONING	
LOT AREA	= 6467.26 SQ.FT. (647.274 SQ.M.)
TOTAL G.F.A.	EXISTING PROPOSED
FIRST FLOOR	= 1414 SQ.FT. 1677 SQ.FT.
SECOND FLOOR	= 1166 SQ.FT. 2046 SQ.FT.
THIRD FLOOR	= 0 SQ.FT. 695 SQ.FT.
TOTAL	= 2580 SQ.FT. 4418 SQ.FT.
EXISTING	
COVERAGE OF HOUSE	= 1804.57 SQ.FT. 25.97%
COVERAGE OF HOUSE + COVERED PORCH AREA	
AND ACCESSORY BUILDING=	2644.56 SQ.FT. 38.0289%
PROPOSED	
COVERAGE OF HOUSE	= 2079.52 SQ.FT. 29.84%
COVERAGE OF HOUSE + COVERED PORCH AREA	
AND ACCESSORY BUILDING=	2915 SQ.FT. 41.83%

SITE PLAN

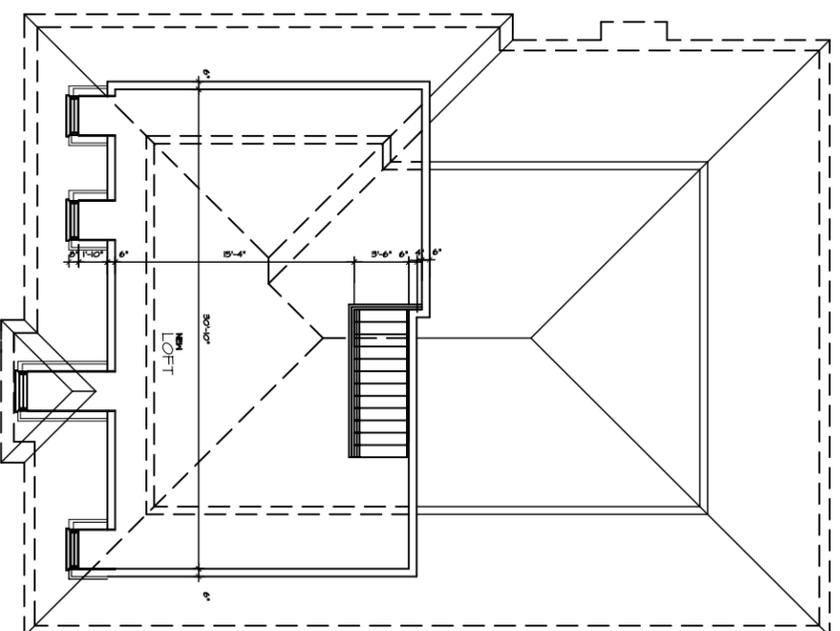
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O.L.S.  
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PROJECT: PROPOSED PRIVATE TWO & 1/2 STOREY BRICK ADDITION TO EXISTING TWO STOREY BRICK DWELLING FOR MR. & MRS. SANDRO DE SAUCTIS AT: 54 MOCCASIN TRAIL	PROJECT NO.
DRAWING TITLE: SITE PLAN	DRAWING NO.
SCALE: 1" = 20'-0"	DATE:
DRAWN BY:	CHECKED BY:
PROJECT NO.	PRICE NO.

SCALE 1:125 0 5 10 15 20 25 Metres



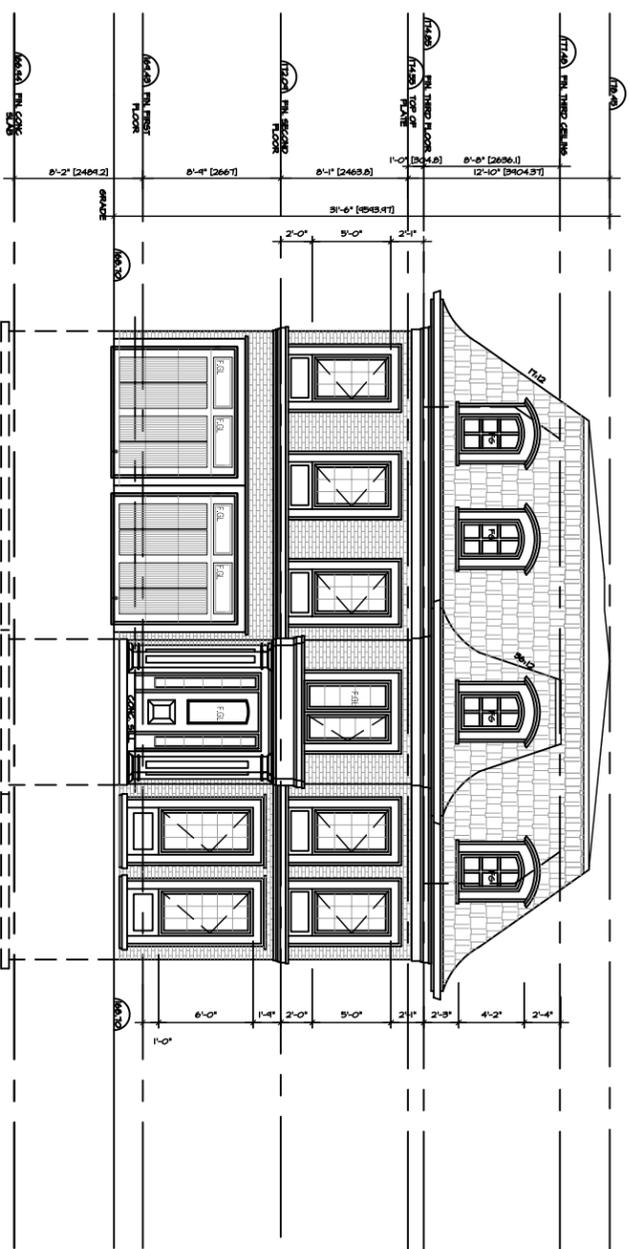
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PROJECT:  
PROPOSED:  
PRIVATE  
TWO & 1/2 STOREY BRICK ADDITION  
TO FRONT OF EXISTING  
TWO STOREY BRICK DWELLING  
FOR:  
MR. & MRS. SANDRO DE SANCTIS  
AT:  
54 MOCCAGNIN TRAIL

DRAWING TITLE:  
THIRD FLOOR PLAN

SCALE: 3/16" = 1'-0"	PROJECT No.
DATE:	
DRAWN BY:	PAGE No.
CHECKED BY:	A5

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CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.  
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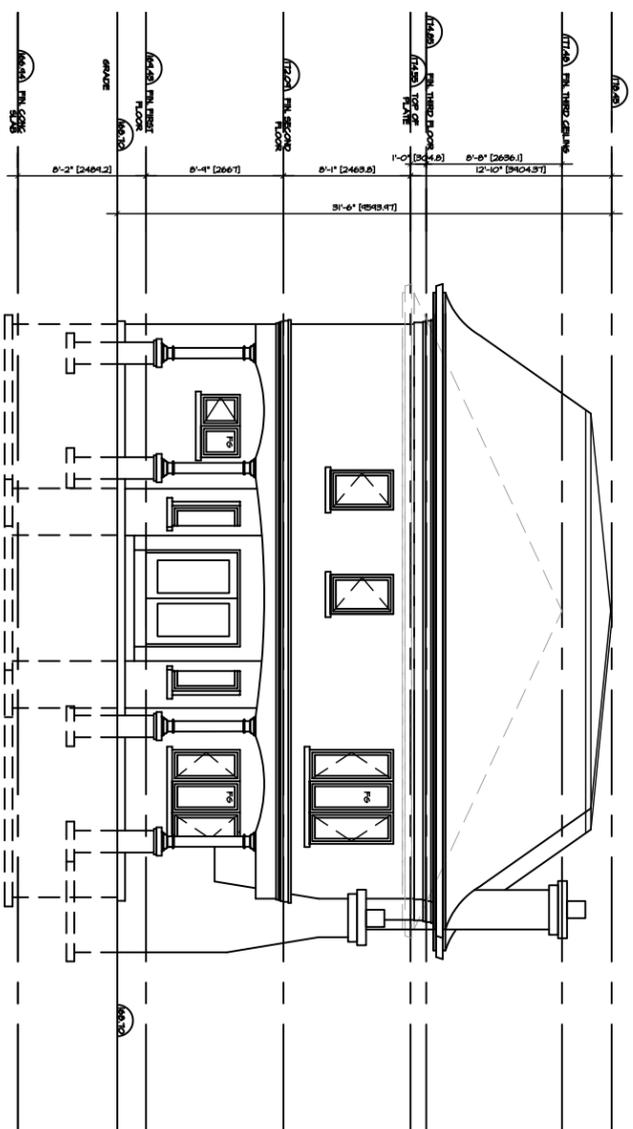
**PROJECT:**  
 PROPOSED:  
 TWO AND A HALF STOREY BRICK ADDITION  
 TO FRONT OF EXISTING  
 TWO STOREY BRICK DWELLING  
 FOR:  
 MRS. & MRS. SANDRO DE SANCTIS  
 AT:  
 54 MOCCASIN TRAIL

**DRAWING TITLE:**

**ELEVATIONS:**

<b>SCALE:</b> 3/16" = 1'-0"	<b>PROJECT No.:</b>
<b>DATE:</b>	
<b>DRAWN BY:</b>	<b>PAGE No.:</b>
<b>CHECKED BY:</b>	<b>A6</b>

SCALE 1:125 0 5 10 15 20 25 Metres



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 DRAWINGS MUST NOT BE SQUARED.

PROJECT:  
 PROPOSED:  
 PRIVATE  
 TWO & 1/2 STOREY BRICK ADDITION  
 TO FRONT OF EXISTING  
 TWO STOREY BRICK DWELLING  
 FOR:  
 MRS. & MRS. SANDRO DE SANCTIS  
 AT:  
 54 MOCCASIN TRAIL

DRAWING TITLE

ELEVATIONS

PROJECT No.

SCALE  
 3/16" = 1'-0"

DATE:

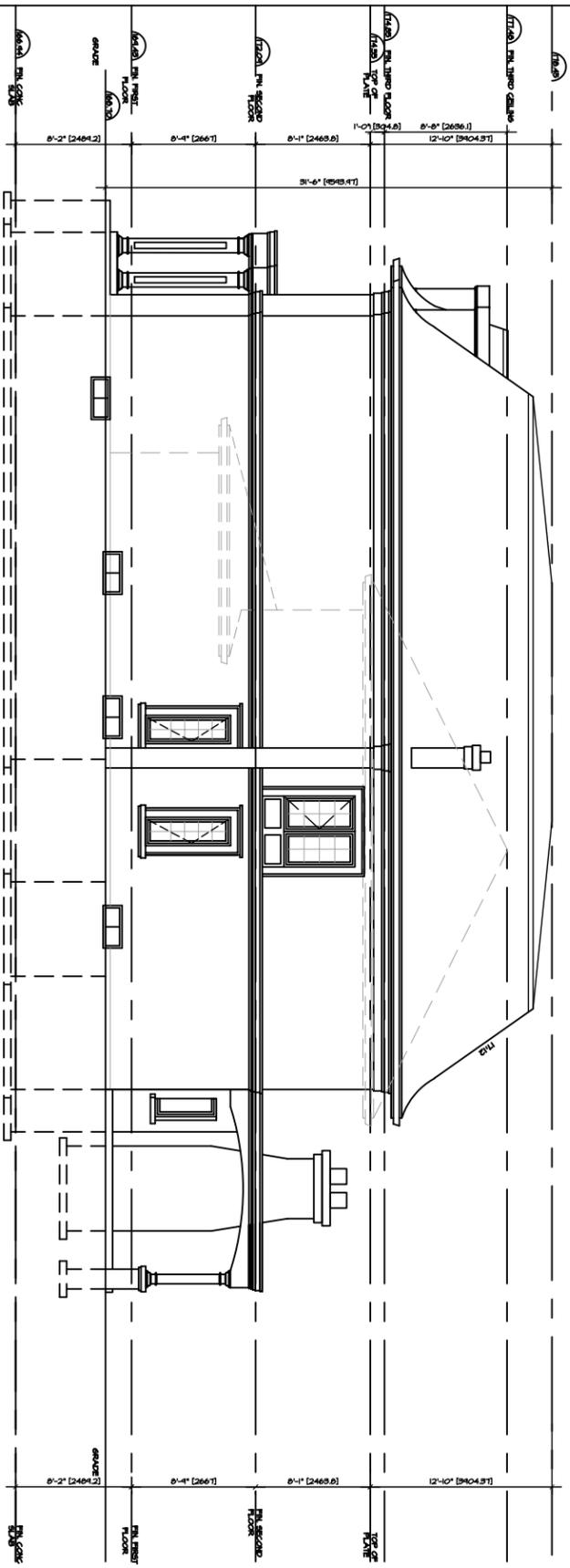
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SCALE 1:125 0 5 10 15 20 25 Metres



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 DRAWINGS MUST NOT BE SQUIGGLY.

PROJECT:  
 PROPOSED:  
 PRIVATE  
 TWO STOREY BRICK ADDITION  
 TO FRONT OF EXISTING  
 TWO STOREY BRICK DWELLING  
 FOR:  
 MR. & MRS. SANDRO DE SANCTIS  
 AT:  
 54 MOCCASIN TRAIL

DRAWING TITLE:  
 ELEVATIONS

SCALE	PROJECT No.
3/16" = 1'-0"	
DATE	
DRAWN BY:	PAGE No.
CHECKED BY:	A9



SURVEYOR'S REAL PROPERTY REPORT - PART 1  
 PLAN OF SURVEY OF  
**LOT 8**

**REGISTERED PLAN 65M-2302**  
**CITY OF VAUGHAN**  
 REGIONAL MUNICIPALITY OF YORK  
 SCALE 1:200

© COPYRIGHT  
 PEARSON & PEARSON SURVEYING LTD. 2021  
 Ontario Land Surveyors

**Metric**

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**Part 2**

1. THE RE-ESTABLISHMENT OF THE SUBJECT PROPERTY BOUNDARIES WAS BASED ON INFORMATION CONTAINED IN THE RELEVANT TITLE DOCUMENTS, REGISTERED PLANS AND ON THE EVIDENCE OF PRIOR SURVEYS FOUND DURING THE COURSE OF PREPARING THE SUBJECT SURVEY.

2. THE TYPE AND LOCATION OF THE EXISTING BUILDINGS AND OTHER IMPROVEMENTS, FENCES ETC., ON OR NEAR THE SUBJECT PROPERTY ARE AS SHOWN ON THE SURVEY PLAN.

NOTE THE LOCATION OF RETAINING WALLS IN RELATION TO THE NORTH AND SOUTH PROPERTY LINES ARE SHOWN.

3. COMPLIANCE WITH MUNICIPAL ZONING REQUIREMENTS IS NOT CERTIFIED BY THIS REPORT.

4. AS WE ARE UNAWARE AT THIS TIME OF THE OWNERSHIP OR AGE OF FENCES, WE ARE UNABLE TO COMMENT AS TO ANY ENCROACHMENTS TO HEREBY CREATED BY THE LOCATION OF THE FENCES WITH RESPECT TO PROPERTY LINES. THE PRESENT POSITION OF THE FENCES WITH RESPECT TO THE PROPERTY LINES ARE SHOWN ON THE SURVEY PLAN.

5. No.54 MOCCASIN TRAIL - NO REGISTERED EASEMENTS OR RIGHTS OF WAY ON TITLE.

SURVEY PREPARED FOR: TAMIA DE SANCTIS.

**Bearing Note**

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF LOT 8 SHOWN ON REGISTERED PLAN 65M-2302 AS HAVING A BEARING OF N82°32'00"E.

**Legend**

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
IB	DENOTES	IRON BAR
CC	DENOTES	CUT CROSS
PC	DENOTES	POINT OF CURVATURE
S	DENOTES	SET
M	DENOTES	MEASURED
WT	DENOTES	WITNESSED
PRODN	DENOTES	PRODUCTION
N/S/E/W	DENOTES	NORTH/SOUTH/EAST/WEST
P	DENOTES	REGISTERED PLAN 65M-2302
	DENOTES	BUILDING LOCATION SURVEY BY H.PILLER CORP. LTD., O.L.S., DATED JULY 22, 1986
TW	DENOTES	TOP OF WALL ELEVATION
TRW	DENOTES	WOODEN RETAINING WALL
SRW	DENOTES	STONE RETAINING WALL
CRW	DENOTES	CONCRETE RETAINING WALL
DBF	DENOTES	DOUBLE BOARD FENCE
FDN	DENOTES	TIES TO CONCRETE FOUNDATION
FR	DENOTES	TIES TO FRAME
MH	DENOTES	MANHOLE
CB	DENOTES	CATCHBASIN
WV	DENOTES	WATER VALVE
AC	DENOTES	AIR-CONDITIONER
WE	DENOTES	WATER'S EDGE
LP	DENOTES	LIGHT POST
?	DENOTES	DIAMETER (ROUND)
DS	DENOTES	DOOR SILL ELEVATION
?	DENOTES	DECIDUOUS TREE WITH TRUNK DIAMETER
?	DENOTES	CONIFEROUS TREE WITH TRUNK DIAMETER

**Surveyor's Certificate**

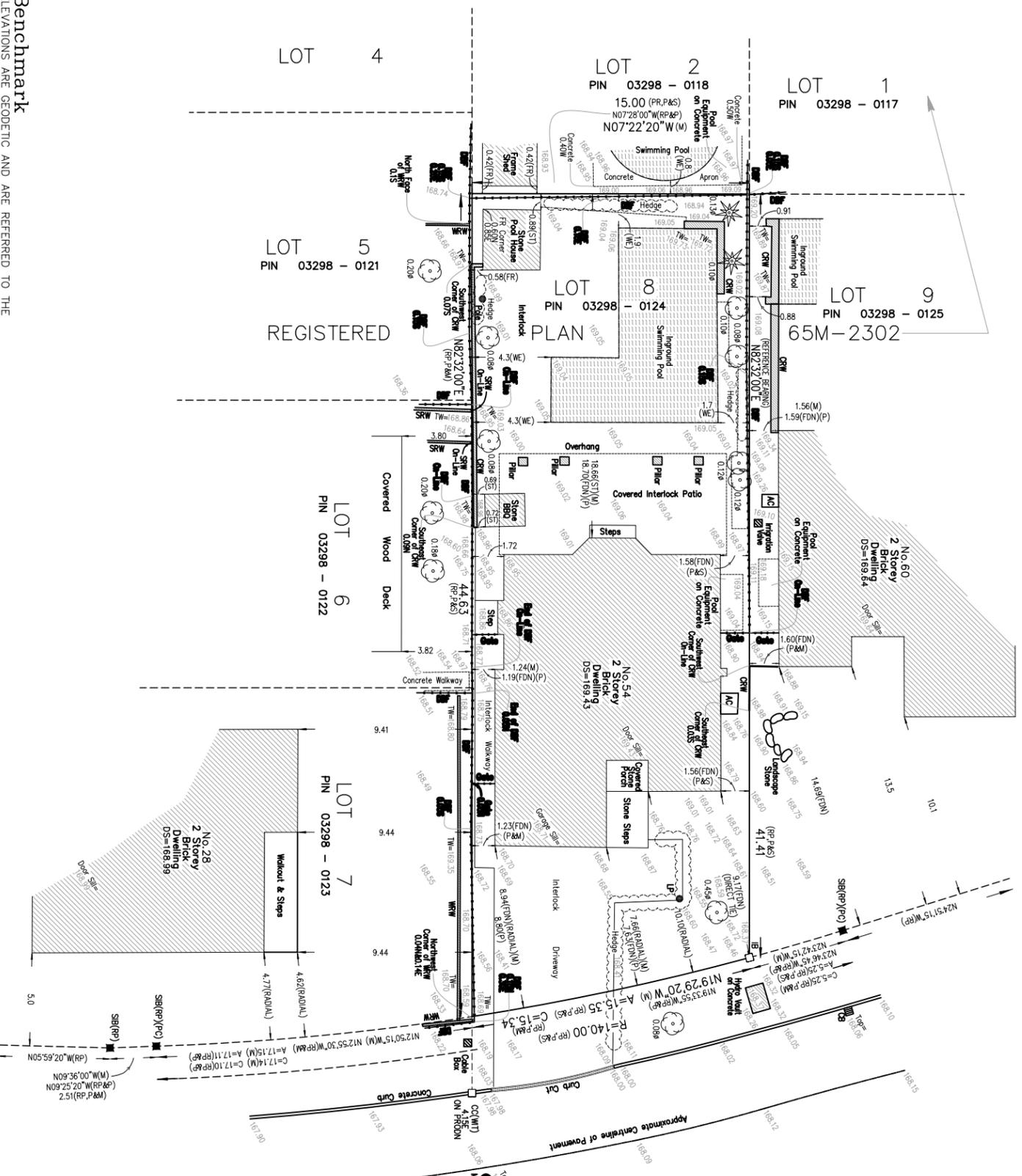
I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE 27TH DAY OF JANUARY, 2021.

**Benchmark**

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CITY OF VAUGHAN BENCHMARK.  
 BENCHMARK : NO.44-26 ELEVATION = 168.767m

**Note**

TREE CALIPERS ARE NOT TO ARBORIST STANDARDS AND FOR ARBORIST SUBSTANTIAL AMOUNTS OF SNOW & ICE ACCUMULATION ON THE GROUND AT TIME OF SURVEY, FROZEN GROUND, SNOW COVER & ICE ETC. MAY HAVE HIDDEN SOME FEATURES.



10933 JANE STREET, SECOND FLOOR, MAPLE	PROJECT : 2052
O : (289) 553-3453	CHECKED BY: MP/JM
E : michel@pearsonandpearson.com	DRAWN BY: JM
DRAWING : 2052-MoccasinTrail54-SRRP.DWG	CALC. BY: JM

## **Schedule B: Public Correspondence Received**

Please note that the correspondence listed in Schedule B is not comprehensive. Written submissions received after the preparation of this staff report will be provided as an addendum.

**A041/21 – Public Correspondence (Petition in Support – 11, 16, 22, 24,17, 27, 33, 31, 43, 72,59, 68, 60, 49, 55 & 6 Moccasin Trail)**



## **Schedule C: Agency Comments**

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum.-

**Alectra (Formerly PowerStream) – No concerns or objections**

**Region of York – No concerns or objections**

**MTO – Located outside of MTO permit control area**



Discover the possibilities

**COMMENTS:**

- We have reviewed the proposed Variance Application and have no comments or objections to its approval.
- We have reviewed the proposed Variance Application and have no objections to its approval, subject to the following comments (attached below).
- We have reviewed the proposed Variance Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

**References:**

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

Mr. Stephen Cranley, C.E.T  
Supervisor, Distribution Design, ICI & Layouts (North)  
**Phone:** 1-877-963-6900 ext. 31297

Mr. Tony D'Onofrio  
Supervisor, Subdivisions (Alectra East)  
**Phone:** 1-877-963-6900 ext. 24419

**E-mail:** [stephen.cranley@alectrautilities.com](mailto:stephen.cranley@alectrautilities.com)

**Email:** [tony.donofrio@alectrautilities.com](mailto:tony.donofrio@alectrautilities.com)

**Attwala, Pravina**

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**Subject:** FW: A041/21 - REQUEST FOR COMMENTS

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**From:** Mulrenin, Colin (MTO) <Colin.Mulrenin@ontario.ca>  
**Sent:** March-24-21 4:39 PM  
**To:** Attwala, Pravina <Pravina.Attwala@vaughan.ca>  
**Cc:** Blaney, Cameron (MTO) <Cameron.Blaney@ontario.ca>  
**Subject:** [External] Re: A041/21 - REQUEST FOR COMMENTS

Good afternoon,

This site 54 Moccasin Tr. is not within MTO permit control area and MTO has no concerns.

**Colin Mulrenin | Corridor Management Officer | York**  
Highway Corridor Management Section – Central Operations  
159 Sir William Hearst Avenue | Ministry of Transportation  
7<sup>th</sup> Floor, Building D | Downsview, Ontario | M3M 0B7

[Colin.Mulrenin@ontario.ca](mailto:Colin.Mulrenin@ontario.ca)

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## Attwala, Pravina

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**Subject:** FW: A041/21 - REQUEST FOR COMMENTS

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**From:** Hurst, Gabrielle <Gabrielle.Hurst@york.ca>  
**Sent:** March-31-21 2:43 PM  
**To:** Attwala, Pravina <Pravina.Attwala@vaughan.ca>  
**Cc:** Committee of Adjustment <CofA@vaughan.ca>  
**Subject:** [External] RE: A041/21 - REQUEST FOR COMMENTS

Good afternoon Pravina,  
The Regional Municipality of York has completed its review of the above minor variance and has no comment.  
Regards,

*Gabrielle*

**Gabrielle Hurst, MCIP, RPP**

Programs and process Improvement | Community Planning and Development Services | Regional Municipality of York |  
905-830-4444x 71538 [|gabrielle.hurst@york.ca](mailto:gabrielle.hurst@york.ca)